

DATE SUBMITTED 1-31-94

BUILDING PERMIT NO. 47506

FEE \$ 500

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2652 Hemlock Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1757

SUBDIVISION North Crest

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT 16

TAX SCHEDULE NO. 2701-354-60-104

NO. OF FAMILY UNITS 1

OWNER Michael and Lolene Archuleta

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 935 Northern Way

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-8358

New House

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10 from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 25 from property line

PARKING REQ'MT 2

Maximum Height 25

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature Michael Archuleta

Date Approved 1/31/94

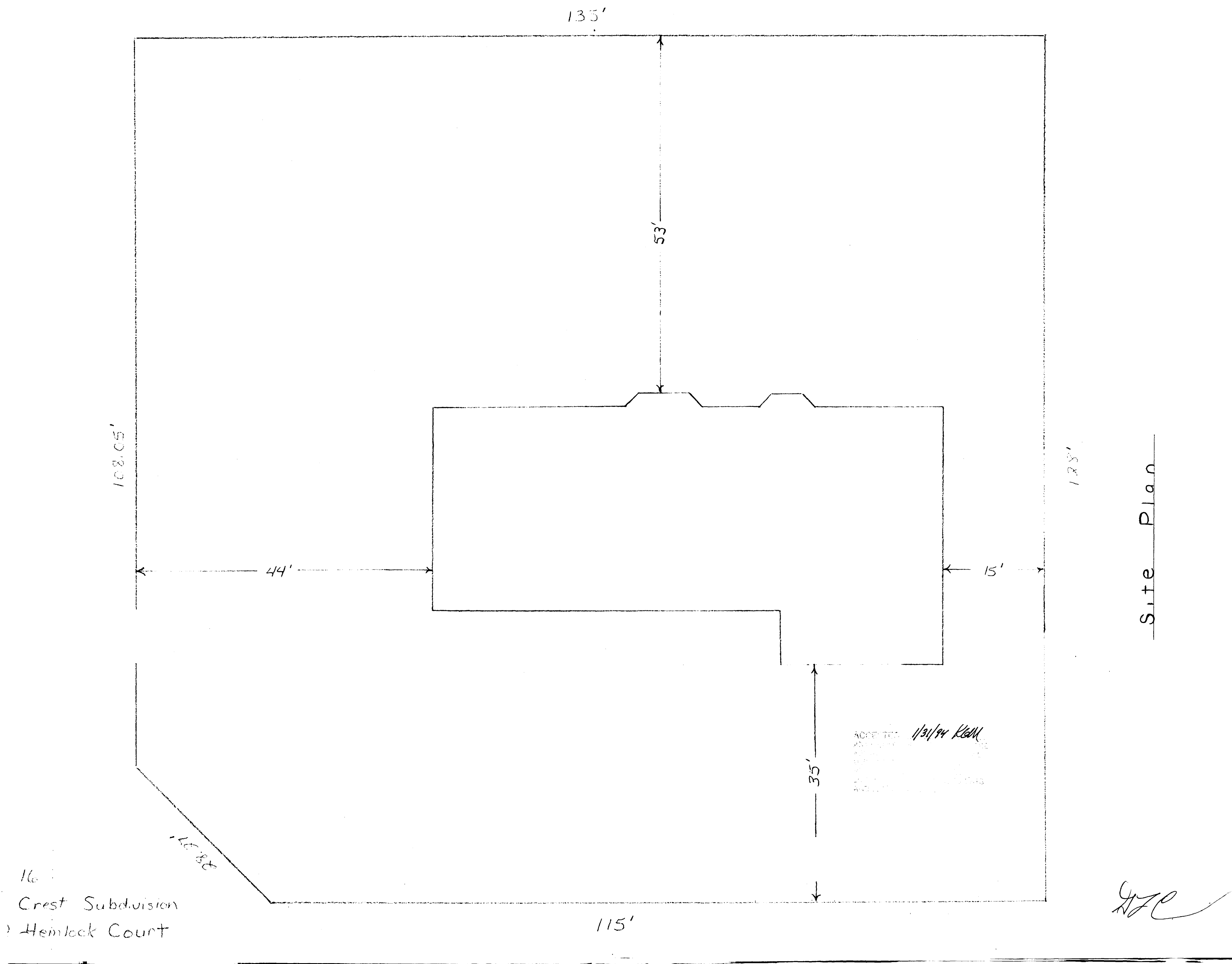
Date _____

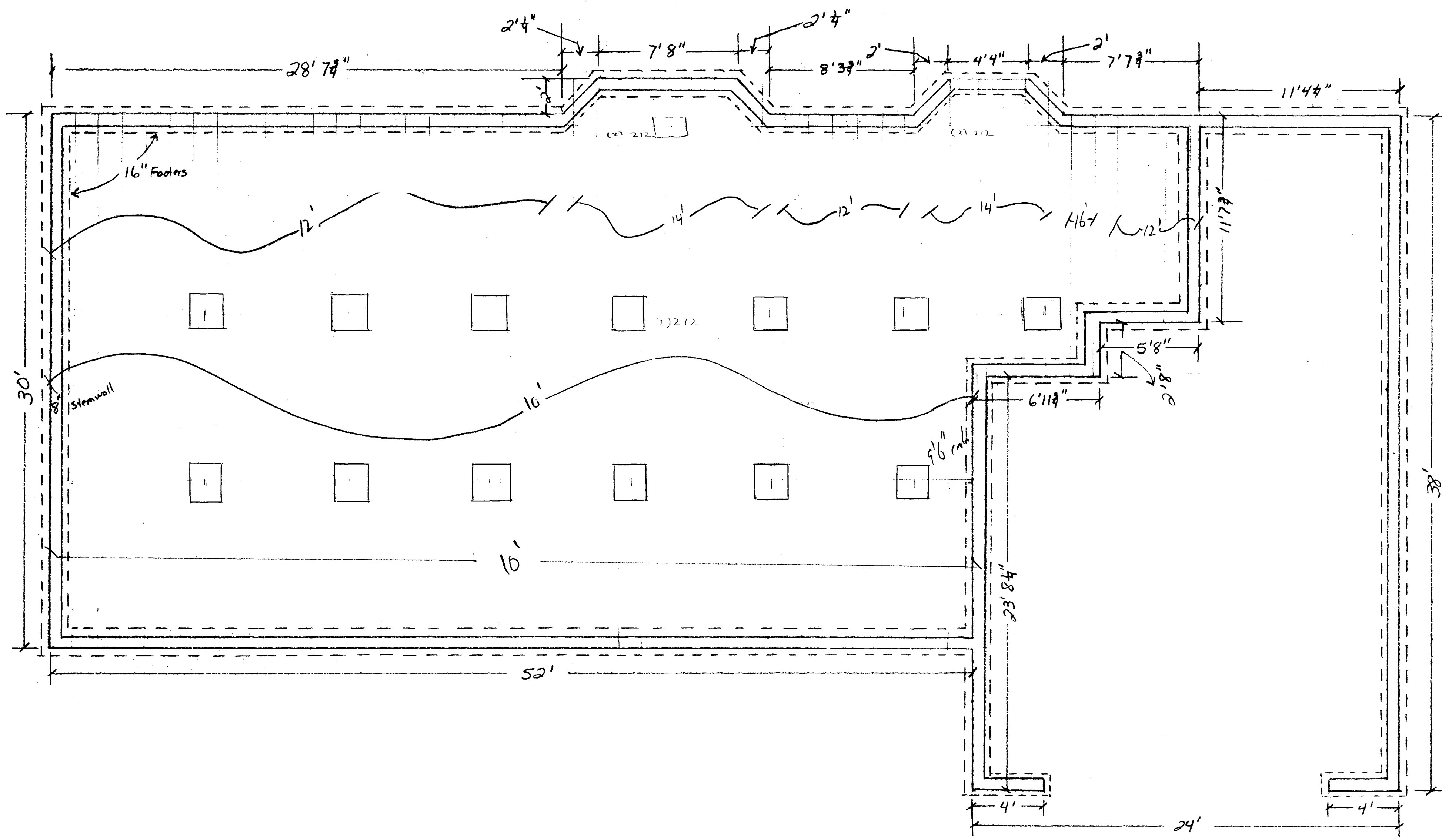
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)





Foundation Plan

[Handwritten signature]

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Crest Subdivision
Hemlock Court